

CITY PLANNING COMMISSION MEETING AGENDA

TUESDAY, JULY 25, 2017

1:30 P.M.

**CITY COUNCIL CHAMBER
(CITY HALL 1E07)**

PUBLIC HEARING:

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4,264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, JULY 25, 2017 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.

A. OLD BUSINESS:

- 1. ZONING DOCKET 048/17 – Request by Baumer Realty, LLC for a conditional use to permit the sale of alcoholic beverages for on-premises consumption at a specialty restaurant in an S-LB1 Suburban Lake Area Neighborhood Business District and a CT Corridor Transformation Design Overlay District, on Square 230, Lots 27 and 28, in the Second Municipal District, bounded by Harrison Avenue, Louis XIV Street, Louisville Street, and Bragg Street. The municipal addresses are 521-527 Harrison Avenue and 6304 Louis XIC Street. (PD 5) (EH) (DEFERRED FROM THE JUNE 13, 2017 CITY PLANNING COMMISSION MEETING)**

- 2. ZONING DOCKET 056/17 – Request by City Council Motion M-17-182 for a conditional use to permit a community center in an HU-RM1 Historic Urban Multi-Family Residential District, on Square 303, Lot 1, in the Fourth Municipal District, bounded by Third Street, Loyola Avenue, Fourth Street, and South Saratoga Street. The municipal addresses are 2134-2138 Third Street. (PD 2) (BP) (DEFERRED FROM THE JUNE 27, 2017 CITY PLANNING COMMISSION MEETING)**

3. **ZONING DOCKET 058/17** – Request by City Council Motion M-17-247 for a text amendment to Article 24 of the Comprehensive Zoning Ordinance to revise signage regulations that are applied to hospitals. **(SL) (DEFERRED FROM THE JULY 11, 2017 CITY PLANNING COMMISSION MEETING)**

B. NEW BUSINESS:

4. **ZONING DOCKET 066/17** – Request by 301 Cherokee, LLC for a conditional use to permit a reception facility in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District and an EC Enhancement Corridor Design Overlay District, on Square 390, Lots 1, 2, and A or Pt. 15-16 or Lots 2-B and A or Pt. 15-16 or Pts. 15 and 16, in the Third Municipal District, bounded by Saint Claude Avenue, Marigny Street, Marais Street, and Elysian Fields Avenue. The municipal addresses are 2231 Saint Claude Avenue and 1100 Marigny Street. (PD 7) **(TJ)**
5. **ZONING DOCKET 067/17** – Request by 5330 St. Claude, LLC for conditional uses to permit a gas station with the retail sale of packaged alcoholic beverages in an HU-MU Historic Urban Neighborhood Mixed-Use District, an HUC Historic Urban Corridor Use Restriction Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 337, part of Lot 2 and Lots 3 through 12 or Lot 35, in the Third Municipal District, bounded by Saint Claude Avenue, Andry Street, Egania Street, Alice Court, and North Rampart Street. The municipal address is 5330 Saint Claude Avenue. (PD 8) **(CB)**
6. **ZONING DOCKET 068/17** – Request by City Council Motion M-17-230 for an amendment to Ordinance No. 13,780 MCS (Zoning Docket 038/89) to permit a specialty restaurant with drive-through facilities in a C-3 Heavy Commercial District, an SC Suburban Corridor Use Restriction Overlay District, and a CT Corridor Transformation Design Overlay District, on that portion of the site located on Parcel C-9, as well as portions of Parcels C-8 and C-10, in Section C, Elmwood Subdivision, in the Fifth Municipal District, generally bounded by Holiday Drive, General DeGaulle Drive, the extension of Memorial Park Drive, and Williams Street. The municipal address is 3400 Holiday Drive. (PD 12) **(SL)**
7. **ZONING DOCKET 069/17** – Request by City Council Motion M-17-299 for a zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-B1A Historic Urban Neighborhood Business District, on Square 101, Lot 3 or an undesignated lot. Also a request by GPD-839 Jackson Ave, LLC for a zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-B1A Historic Urban Neighborhood Business District, on Square 101, Lot A or an undesignated lot, a 4' common alley, and the rear portion of another undesignated lot, as well as a conditional use to permit commercial short term rentals in an HU-B1A Historic Urban Neighborhood Business District, on Square 101, Lots 1, 2, 3 or an undesignated lot, A or an undesignated lot, a 4' common alley, and the rear portion of another undesignated lot. The municipal

address of the structure affected by the City Council-initiated zoning change is 837 Jackson Avenue. The municipal addresses of the structure affected by the GPD-839 Jackson Ave, LLC-initiated zoning change is 2130-2130 Laurel Street. The municipal addresses of the structures included in the conditional use request are 837-839 Jackson Avenue and 2130-2132 Laurel Street. (PD 2) (BP/AN)

- 8. **ZONING DOCKET 070/17** – Request by City Council Motion M-17-305 for a conditional use to permit retail sales of packaged alcoholic beverages in a gas station in a C-2 Auto-Oriented Commercial District, an SC Suburban Corridor Use Restriction Overlay District, and a CT Corridor Transformation Design Overlay District (as contemplated under Zoning Docket 039/17), to consider any waivers or other requirements necessary for the gas station pursuant to the requirements of the Comprehensive Zoning Ordinance, and to consider the rescission of Ordinance No. 12,672 MCS (Zoning Docket 047/88) on an undesignated square or Square 1, Parcel 1, Prosper Marigny and Cazelar Plantations, in the Fifth Municipal District, bounded by General De Gaulle Drive, Westpark Drive, Westbend Parkway, and Cypress Acres Drives. The municipal addresses are 3500-3510 General De Gaulle Drive. (PD 12) (SK)

OTHER MATTERS:

- A. Adoption of the minutes of the July 11, 2017 meeting.
- B. Committee Reports.
- C. Announcements.

Robert D. Rivers
Executive Director

RDR/skk